Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	14 LANES ROAD LUCKNOW VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$259,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$185,000	Property type	Land	Suburb	Lucknow
Period-from	01 Jun 2022	to	31 May 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
124 HOLLOWAY STREET BAIRNSDALE VIC 3875	$247,500	18-Jul-22
29 JACKSON CRESCENT BAIRNSDALE VIC 3875	$275,000	12-Sep-22
22 TIMBARRA DRIVE EASTWOOD VIC 3875	$270,000	31-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 June 2023

CONSUMER AFFAIRS VICTORIA

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124 HOLLOWAY STREET
BAIRNSDALE VIC 3875

- - -

Sold Price $247,500 Sold Date 18-Jul-22

Distance 4.84km



29 JACKSON CRESCENT
BAIRNSDALE VIC 3875

- - -

Sold Price $275,000 Sold Date 12-Sep-22

Distance 4.86km



22 TIMBARRA DRIVE EASTWOOD
VIC 3875

4 2 4

Sold Price $270,000 Sold Date 31-Mar-23

Distance 0.89km

RS = Recent sale **UN** = Undisclosed Sale

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